

**Draft Policy Option #TLU-2: Smart Growth Bundle of Options, Policy**

*Bundle includes these options from the Policy Matrix:*

- (2.1.1) *“IBR” – Infill and brownfield redevelopment*
- (2.1.2) *“TOD” - Transit-oriented development*
- (2.1.3) *“SG” - Smart growth planning, modeling, and tools*
- (2.1.4) *“TOSP” - Targeted open space protection*

*Italicized text indicates this component was not explicitly discussed in small groups since last TWG call.*

1. Policy Description:

- a. Lay description of proposed policy action: This bundle of options encompasses four components related to reducing GHG emissions through land use practices and policies. These policies contribute to GHG emission reductions by reducing vehicle trips and total vehicle miles traveled.
  - (1) **IBR** - Infill and brownfield redevelopment includes the reuse of land that has already been developed but is now vacant, underused, or even mildly polluted.
  - (2) **TOD** - Transit-oriented development includes building compact development around transit stops to meet daily needs by foot or transit and/or by clustering employment centers around transit stops.
  - (3) **SG** - Smart growth planning, modeling, and tools includes a number of practices aimed at encouraging growth in existing communities, allowing for mixed land uses within a project with a range of housing opportunities and transportation options including pedestrian/bike access.
  - (4) **TOSP** - Targeted open space protection includes programs designed to protect and conserve State lands, and develop and improve neighborhood, community, and regional parks.
- b. Policy Design Parameters:
  - i. Implementation level(s) beyond BAU: Target an overall reduction in VMT from passenger vehicles of **x%** by year **XXXX** through a combined approach utilizing a number of programs that fall under those listed above.
  - ii. Timing of implementation: **TBD**
  - iii. Implementing parties: cities, counties, state agencies (including ADEQ’s Pollution Prevention group ([www.azdeq.gov/enviro/waste/p2/index.html](http://www.azdeq.gov/enviro/waste/p2/index.html))). Also: developers, builders, homeowners, organizations.
  - iv. Other
- c. Implementation Mechanism(s): Indicate which mechanisms are to be used, and describe the specific approach that is proposed

*In general, endorse the work of Growing Smarter Oversight Council ([www.azcommerce.com/communityplanning/council.asp](http://www.azcommerce.com/communityplanning/council.asp)) and the Guiding Principles it is developing ([www.azcommerce.com/CommunityPlanning/guidingprinciples.asp](http://www.azcommerce.com/CommunityPlanning/guidingprinciples.asp))*

i. Information and education:

**SG:** Promote broader appreciation of Smart Growth development and “New Urbanism” ([www.newurbanism.org](http://www.newurbanism.org)) using actual examples in Arizona and elsewhere. Identify the qualitative (e.g., improved quality of living) and quantitative benefits (e.g., reduced vehicle operation costs) of these Smart growth communities. The audience should include policy-makers, home buyers, developers, and the public at large. Forums should include meetings of city/county associations and planners. Provide Smart Growth information tools – show the real cost of sprawl and times of commutes.

ii. Technical assistance:

*SG: Provide technical assistance to communities that want to pursue Smart Growth and disseminate lessons learned in cities such as Phoenix and Tucson.*

iii. Funding mechanisms and or incentives:

*[The components below create incentives for higher density]*

**IBR:** Promote use of authority under Growing Smarter/Plus by cities and counties to designate service area limits beyond which services and infrastructure are not provided at public expense

**IBR:** Promote use of authority under Growing Smarter/Plus by counties to impose development fess consistent with municipal development fee statutes.

**IBR:** Promote use of authority under Growing Smarter/Plus by cities to create infill incentive districts and plans that could include expedited process incentives.

**IBR:** Promote use by cities of a fee waiver system, similar to Phoenix Infill Housing Program, to encourage development of single-family owner-occupied housing on vacant, orphaned, or underutilized land located in the mature portions of Arizona.

**SG:** Encourage lenders to apply location-efficient mortgage principles, so transportation cost savings are recognized when calculating a household’s borrowing ability.

**SG:** *[explore potential linkage of Smart Growth and GADA funds - Greater Arizona Development Authority [www.azcommerce.com/gada](http://www.azcommerce.com/gada) ]*  
*[What is role of AZ Corp. Comm. and extension of utility service?]*

- iv. Voluntary and or negotiated agreements:
  - v. Codes and standards:
    - SG: Require that cities update their engineering plans and standards to make road and sidewalk infrastructure more friendly to bikes and pedestrians. [need more here from Willis]*
    - SG: Notes from subgroup discussion: “Growing Smarter program requires extra layers of planning but the flaw is that it’s not tied to a substantive planning process.” How to fix/correct?*
  - vi. Market based mechanisms
  - vii. Pilots and demos
  - viii. Research and development
  - ix. Reporting:
    - SG:** Develop a database as a tool for collecting information and providing information for policy-makers. This would be based on requiring builders to provide key information after building subdivisions, such as the area of asphalt used per lot. This type of information could be used to determine which developments are more GHG-friendly.
  - x. Registry
  - xi. Other:
2. **BAU Policies/Programs, if applicable:** [add summary and links on existing programs]  
[add summary and links on existing programs]
- a.
  - b. Etc.
3. **Types(s) of GHG Benefit(s):**
- a. CO2 - substantial
  - b. CH4 - small
  - c. N2O - small
  - d. HFC’s, SFC’s– de minimis
  - e. Black Carbon – de minimis
4. **Types of Ancillary Benefits and or Costs, if applicable:**
- a. Reduce conventional air pollution
  - b. Etc.